



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT**

REQUEST FOR EXPRESSIONS OF INTEREST

SITE 710E IN WASHINGTON, D.C.

***FLORIDA AVENUE AND 2ND ST., NE,
ABUTTING THE NEW NEW YORK AVENUE METRORAIL STATION***

WEDNESDAY, APRIL 23, 2003

**OFFICE OF THE DEPUTY MAYOR FOR PLANNING & ECONOMIC DEVELOPMENT
1350 PENNSYLVANIA AVE, 3RD FLOOR
WASHINGTON, DC 20004**

**SITE VISIT: WEDNESDAY, MAY 7, 2003, 10AM – 12PM
RESPONSES DUE: THURSDAY, MAY 22, 2003, 4PM**

I. Introduction

The Government of the District of Columbia invites all interested parties to respond to this Request for Expressions of Interest (RFEI) for the redevelopment of Site 710E, located at Florida Avenue and 2nd Street, NE and abutting the new New York Avenue Metrorail Station in Downtown Washington DC.

Site 710E is a roughly triangular parcel bounded by Florida Avenue to the north, 2nd Street, NE rights-of-way to the west, and rail lines to Union Station on the east. Consisting of unbuilt abandoned industrial land, the site is approximately 30,000 square feet in surface area, and is located immediately to the north of the primary entrance point to the New York Avenue Metrorail Station scheduled to open in late 2004. The completion of this new station on the Red Line of the Metro system is expected to spur the development of a new district upon the area's large underutilized, formerly industrial parcels. Already, a new headquarters for the Federal Bureau of Alcohol, Tobacco and Firearms (ATF) is in progress immediately to the west of site 710E, also scheduled to open in late 2004. In addition, a cluster of development is has emerged to the north at Eckington Place, where XM Satellite Radio has opened its headquarters.

The Williams Administration would like to see site 710E used to complement development in this emerging area and to enhance the new Metrorail station. It would also like the site's development to contribute to a larger vision of a vibrant and active downtown, accommodating retail and services to serve transit riders, local office workers and area residents. This includes lunchtime eating options, as the adjacent ATF Headquarters building will not contain an internal cafeteria. If possible, the site's development might also accommodate other "preferred uses" such as live/work units, space to accommodate smaller firms and start-ups, and/or a cultural component.

The site and new Metro Station are part of a downtown redevelopment area referred to as NoMa, or "north of Massachusetts Avenue." This district contains both the emerging North Capitol Corridor adjacent to the rail lines, where this site is located, as well as an emerging residential/mixed-use neighborhood further to the west, the Mount Vernon Triangle. The District participated in a planning effort for NoMa in partnership with the Cultural Development Corporation, a local nonprofit. A report on this effort, *The NoMa Development Strategy*, was issued in April 2001. This document envisioned the North Capitol Corridor as a mixed-use district, with larger commercial developments concentrated between 1st Street, NE and the rail lines, and a mixture of large and small office, as well as residential, between North Capitol and 1st Street, NE. The intention was to promote the area as an appealing location for start-ups, multimedia firms and live-work spaces, and to encourage contemporary architectural and streetscape design to support this area's identity as a distinctive new neighborhood.